

# **PUBLIC HEARING NOTICE**

In accordance with the Smyrna Zoning Ordinance and Chapter 3, Title 22 of the Delaware Code Annotated, the Board of Adjustment of the Town of Smyrna will hold a public hearing in the Council Chamber of Smyrna Town Hall, 27 S. Market Street Plaza, Smyrna, Delaware at 6:00 p.m. on April 7, 2022.

Purpose of the hearing is to consider an application from Trolley Square Partners, LLC for variances for a property located at 310 W. Commerce Street (TM 1-17-01017-03-2700-00001). The property is anticipated to be rezoned from R-2 Residential to DR Downtown Residential in the coming weeks to comply with the 2020 Comprehensive Plan. In anticipation of and expressly contingent on the rezoning of the property to DR, the applicant is requesting the following variances from the DR standards to construct a three-story three-unit apartment on an existing vacant parcel: a.) To encroach 7 ft. into both of the required 10 ft. side yard setbacks for apartment buildings in accordance with Section 5.15F(4)(c) of the Smyrna Zoning Ordinance; b.) To construct a 3'-wide asphalt walkway in lieu of the required 4'-wide walkway from the street to the proposed entry stoop in accordance with Section 5.15(5)(c) of the Smyrna Zoning Ordinance; and c.) To waive the requirement to plant a tree in either of the two end parking lot islands in accordance with Section 6.1A(8)(d) of the Smyrna Zoning Ordinance.

Members of the public can join the meeting via teleconference by calling 1-301-715-8592 and entering Meeting ID number: 842 1369 6303 Passcode: 656170 or by visiting Join Zoom Meeting at <https://us06web.zoom.us/j/84213696303?pwd=N09UMTZ1NEJWNmErY3lmUzNhVd4Zz09>.

You may view the agenda at [www.smyrna.delaware.gov](http://www.smyrna.delaware.gov) by visiting Upcoming Events on the homepage and choosing the correct meeting.

The Town of Smyrna encourages you to submit written and/or electronic testimony regarding the before-mentioned applications to [jrothwell@smyrna.delaware.gov](mailto:jrothwell@smyrna.delaware.gov) no later than 4:30 p.m. April 7, 2022.

Andrew S. Haines, Town Manager

